

PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – May 10, 2023
8:00 AM

The following HARB members were present: Joel Rowe, Plymouth Township Zoning Officer, Jerry Rafter, Karen Coyne, Robert Sztubinski, Whitemarsh Township Building and Codes Director, John Von Essen, Ken Parsons, and Estelle Ronderos. Also in attendance were: Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, Kathy Bandish, Plymouth Township Council Liaison. Joanne Signorovitch, Plymouth Township resident, also attended to observe the meeting to determine if she would like to be considered to fill a vacancy on the Board.

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1. **CALL TO ORDER** - Chair Rafter called the meeting to order at 8:06 AM.
 2. **ELECTION OF CHAIR** - Nomination and voting process was inconclusive. (Chair Rafter conducted the remainder of the meeting.)
 3. **ELECTION OF VICE CHAIR** - Nomination and voting process was inconclusive.
 4. **ANNOUNCEMENTS & CORRESPONDENCE**
 - Chair Rafter welcomed Estelle Ronderos as a new member of HARB.
 - Chair Rafter announced that on February 9, 2023, Whitemarsh Township Board of Supervisors adopted amendment to the Historic District to clarify HARB jurisdiction is to review only improvements visible from a public right-of-way. Mr. Guttenplan explained that certain improvements in the rear of buildings and improvements only seen from a private road, would no longer be considered by HARB; he also pointed out that this was always the intent of HARB and is consistent with the law.
 5. **APPROVAL OF MINUTES**

December 7, 2022 – Mr. Sztubinski, Mr. Von Essen and Ms. Coyne confirmed the accuracy of these minutes. No vote could be taken since there was no quorum of members present at that meeting and therefore no quorum available to approve them. They will be posted on the Whitemarsh website as unofficial minutes. (This action was taken at the end of the meeting as Mr. Von Essen was detained and arrived during the discussion of new business.)
 6. **OLD BUSINESS** - None
 7. **NEW BUSINESS**

15 E Germantown Pike (WT) – Building Renovation and Addition.

Rosie Soto, Ashford Wealth Advisors (applicant representative) and John McDonald, architect with KSM Architects, were present. Mr. McDonald reiterated how they had responded to concerns about the building heard last year and that the plan is the same as the last one seen by HARB. He reminded the Board that the building dates to approximately 1830. He explained: that the porch roof is the same profile as the original one based on what can be seen on the building and to be consistent, it was changed from a shed roof to a hip roof; that the two-over-two windows are based on original windows found; and that the columns would be chamfered to be consistent with the Federalist design of the building. He also indicated that the shutters will be functional with louvered ones on the second floor and panel ones on the first floor. Window trim will be as original. Mr. McDonald indicated that the hairpin style iron fence that was a concern, will be removed during construction and re-installed afterwards. Lights, not previously shown, were briefly discussed; since there were no electric lights when the building was originally built, a style was chosen that would have been appropriate around the turn of the century when lighting was first being used. Finally, Mr. McDonald showed a swatch of the historic Sherwin-Williams blue paint that will be used since the printed handouts showed the color very differently. Chair Rafter reminded the Board that this is a confirmation of a design approval given by HARB last year and Mr. Guttenplan explained that with no building permit application then, no official recommendation for a Certificate of Appropriateness had been made.

Mr. Parsons asked about the restoration of the stucco walls; Mr. McDonald explained that the stucco will be removed, the stone re-pointed, and new stucco applied.

Public comment was made by Sydelle Zove, Harts Ridge Road. Ms. Zove is pleased to see the project progressing and is generally pleased with the changes made. However, she continues to be concerned about the blank wall on the gable (east) end of the building; she believes there were originally windows there for light and would have preferred to see some windows in the design, even if they had to be inoperable to allow for uninterrupted interior walls.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved by a vote of 6-1, with Mr. Parsons voting naye; he is not in agreement with how the stucco walls are being restored and disagrees with the two-over-two windows.

8. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)** None
9. **HARB MEMBER COMMENTS** None
10. **ADJOURNMENT** - The meeting was adjourned at 8:41 AM.

NEXT MEETING
June 14, 2023, 8:00 AM